



7 Mount Melville Steading, St Andrews, Fife, KY16 8NG  
Offers Over £550,000





This superb, unique detached property has spectacular elevated views over the Dukes Golf Course and beyond to the sea. This modern and spacious home is situated within the small hamlet of Mount Melville on the outskirts of St Andrews and located next to Craigtoun Country Park; ideally situated for those wishing to enjoy the many amenities of this popular historic town whilst living in a more tranquil environment.

The property has many stunning features from the spacious elegant living room and dining room located on the first floor providing breath taking views over the Dukes Golf Course and beyond to the sea to the luxury kitchen featuring an induction range cooker, stylish breakfast bar, and plenty of storage - a chef's dream. The property has a delightful sun room overlooking the south facing garden.













The beautifully presented accommodation is arranged over three floors. On the ground floor is an inviting entrance hall, a gorgeous master bedroom with modern en suite bathroom, and a guest bedroom with en suite shower room. The first floor features an expansive sitting room, a cosy sun room, dining room, breakfasting kitchen and cloakroom. The top floor has bedroom three which contains a bath and wash hand basin, stunning views, and an attic storage room. The top floor has planning for a shower room.

The front of the property has a stone chipped parking area and access to the integrated automatic garage which has a further storage room to the rear. There is an exterior stairway on both sides of the property leading to the magnificent garden which features two south facing patios, a stone pond and fountain, a lawn area with delightful flower beds and a stoned area with shrubs, trees, flower beds and a covered bench. There is also a large timber storage shed.

Craigtoun Cottage, next door property, is also offered for sale. The properties are available as a whole or as two separate lots.









## Location

The property benefits from a local flexi bus system which is available for shopping trips, to catch a train or visiting friends by booking an hour to a week in advance.

The historic town of St Andrews is without doubt one of the most popular locations in Britain. St Andrews is home to the Royal and Ancient Golf Club and the famous Old Course. Its amenities include Scotland's oldest university, founded in 1413, beautiful award winning beaches, historic buildings, including the ruins of the cathedral, castle and St Rule's Tower and a wide variety of specialist shops and restaurants.

St Andrews is renowned worldwide as "the home of golf" with seven St Andrews Links courses, however, there are many other golf courses in the area, including The Dukes, Kingsbarns and the Fairmont St Andrews complex.



St Andrews provides good state schooling at Madras College and private schooling at St Leonards (for girls and boys up to the age of eighteen).

St Andrews is well placed for commuting to most of the surrounding towns such as Dundee, Perth, Kirkcaldy, Glenrothes and Cupar. The railway station at nearby Leuchars is on the main Aberdeen to London line and provides a fast link to both Dundee and Edinburgh. Edinburgh airport with its shuttle service to London is approximately fifty miles away and further airport facilities and London flights are available from Dundee.





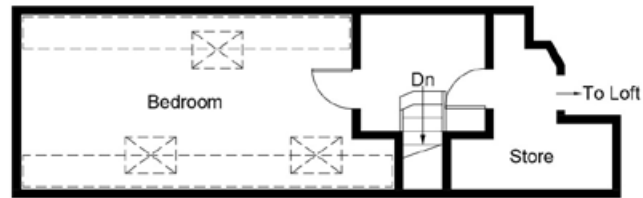




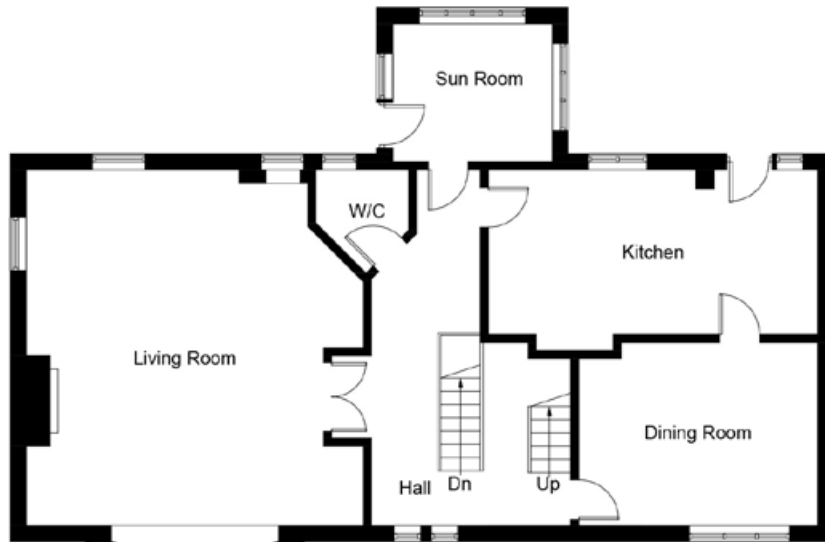




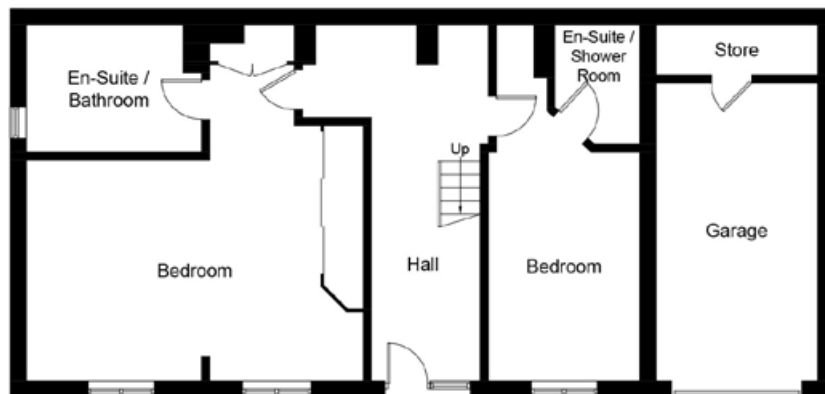




**First Floor**



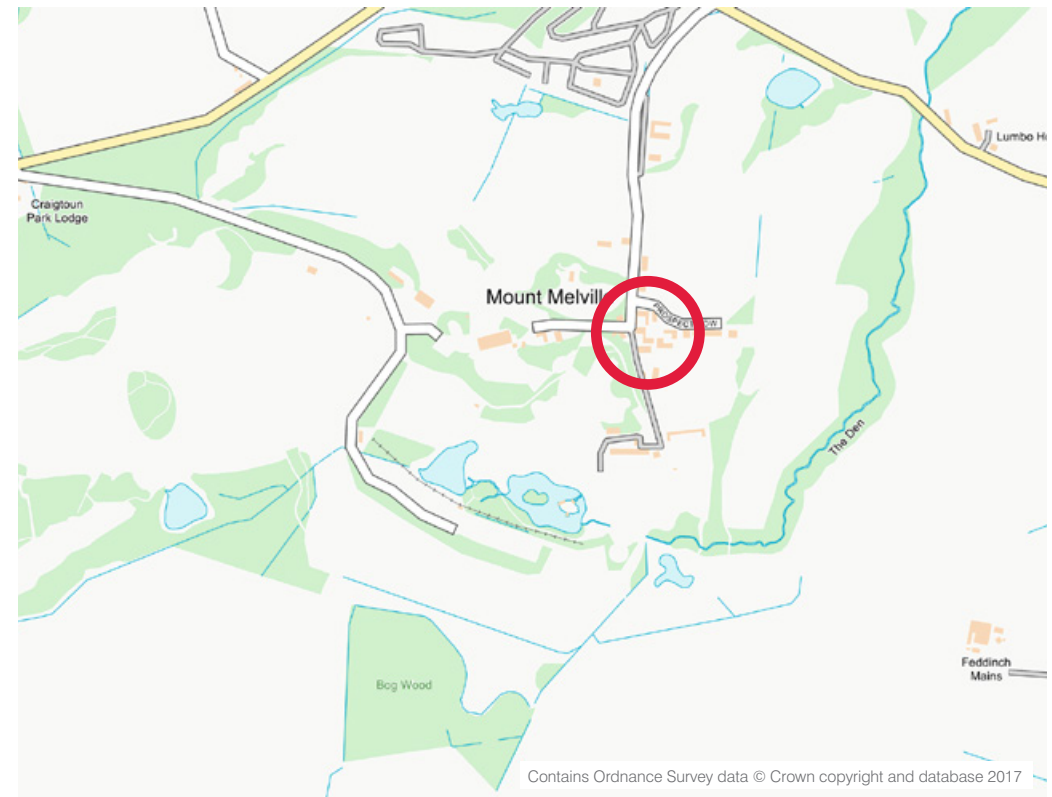
**Ground Floor**



**Lower Ground Floor**

## Room Dimensions

Entrance Hall	22'10 x 6'5	(6.96m x 1.96m)
Sitting Room	22'6 x 20'6	(6.86m x 6.25m)
Dining Room	14'9 x 11'5	(4.50m x 3.48m)
Sun Room	10'8 x 8'11	(3.25m x 2.72m)
Breakfasting Kitchen	20'5 x 11'3	(6.22m x 3.43m)
Master Suite	20'11 x 13'10	(6.38m x 4.22m)
En Suite Bathroom	10'10 x 7'7	(3.30m x 2.31m)
Guest Room	19'9 x 9'7	(6.02m x 2.92m)
En-Suite Shower Room	7'2 x 5'10	(2.18m x 1.78m)
Bedroom 3	20'5 x 12'9	(6.22m x 3.89m)
Cloakroom	6'5 x 5'8	(1.96m x 1.73m)







**Thorntons** 

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